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No. 219] HYDERABAD, THURSDAY, DECEMBER 18, 2025.

NOTIFICATIONS BY GOVERNMENT

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METROPOLITAN AREA & URBAN DEVELOPMENT DEPARTMENT

(PLG.I(1))

VARIATION TO THE INCORPORATION OF PROPOSED 100m WIDE GREENFIELD RADIAL ROAD AS MASTER PLAN ROAD FROM ORR (Exit No. 13) RAVIRYAL TO PROPOSED RRR Near AMANGAL (V&M) CONNECTING MEERKHANPET (V) – CONFIRMATION.

[G.O.Ms.No.263, Metropolitan Area & Urban Development (Plg.I(1)), 2nd December, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the road network envisaged in the notified MDP-2031 approved vide G.O.Ms.No.33 MA, dt:24.01.2023, as required by sub-section (1) of the said section.

VARIATION

It is to notify the following Survey Numbers affected under proposed 100m wide Greenfield Radial Road, from ORR (Exit No.13) Raviryal to proposed RRR near Amangal (V&M) connecting Meerkhanpet (V) to incorporate in the notified MDP-2031 approved vide G.O.Ms.No.33, MA&UD (I1) Dept., dated 24-01-2013 is now declare as Master Plan Road.

District	Mandal	Village	Survey Numbers
Ranga Reddy	Maheshwaram	Kongarakhurd	As per village Map- 455, 454, 453, 452, 457, 458, 459, 464, 465,463, 466, 467, 468, 469, 476, 472 & 473 As per Pahani- 12/2, 19/1, 13/1, 12/1, 13/3, 88, 91, 282, 283, 284,289, 285, 286
	Ibrahimpatnam	Ferozguda	84
		Kongarakalan	249,283,284,285,286,287,288,289,290,291,297, 298 & 300
	Kandukur	Lemur	98, 248, 247, 246, 236, 238, 237, 225, 226, 227, 228, 229, 222, 220, 221, 219, 218, 205,206, 217, 207, 209, 210, 211
		Thimmapur	79, 82, 381, 475, 574, 476, 491, 492, 503, 505, 504, 506, 510, 512, 511, 522, 523, 524, 525, 526, 564, 565, 563, 567, 566, 585
		Rachloor	72, 73, 78, 77, 76, 80, Bata, 386, 385, 384, 387, 383, 382, NALA, 235, 236, 237, 244, 243, 242, 247, 252, 251, 253, 249, 353, 355, 356, 352, 346, 347, 344, 341, 339, 338, 324, 323, 334, 325, 333, 329, 328 & 330
		Gummadavelly	694
		Panjaguda	90
		Meerkhanpet	145, 133, 134, 130, 135, 129, 128, 115, 114, 113 & 112
		Mucherla	288
	Kadthal	Kadthal	260
		Mudwin	340, 296/19, 309, 308, 296/1, 310, 306, 307, 305, 304, 296/51, 295, 294, 288, 289, 287 286, 285, 282, 274, 275, 179/1, 276, 179/30, 179/93, 178, 177, 176, 175, 174, 173, 172, 171, 170, 120/1, 119, 120/4, 118, 120/2, 115, 120/3, 120/12, 120/16, 121, 113, 111 & 112
	Yacharam	Kurmidda	311,287, 286, 283, 284, 281, BATA, 274,275, 170, 276, 277 & 92/p
	Amangal	Amangal	186, 192, 193, 195, 197, 198, 199, 201, 210, 208, 209, 207, 206, 205, 281, 282, 283, 286, 287, 288, 290, 292, 293, 294,295,296& 298
		Akuthotapally	254,300,312,313,314,315,316,317,320, 325,329,330,331,332,333,334,335,304, 483,484,485,488,490,491,492,494,498 & 499

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM INDUSTRIAL / MANUFACTURING USE TO RESIDENTIAL USE IN BOLLARAM (V), JINNARAMA (M), SANGA REDDY DISTRICT– CONFIRMATION.

[G.O.Ms.No.273, Metropolitan Area & Urban Development (Plg.I(1)), 15th December, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified MDP-2021 issued vide G.O.Ms.No.288 MA & UD Dept, dt: 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.136, 140/AA and 141 of Bollaram (V), Jinnarama (M), Sanga Reddy District to an extent of 29,075.98 Sq.Mts / Ac.07.19, which is presently earmarked as Industrial/ Manufacturing use as per the notified MDP-2021 issued vide G.O.Ms.No.288 MA & UD Dept, dt: 03.04.2008, is now designated as Residential use, **subject to the following conditions:**

1. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07-042012.
2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. If any dispute arises regarding ownership aspects & ULC aspects, applicant will be the solely responsible and Change of Land Use orders will be withdrawn without any notice.
4. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land use orders will be withdrawn without any notice.
5. CLU shall not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the competent authority.
7. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. To demolish the existing old sheds and old building before undertaking any development on the site under reference.

SCHEDULE OF BOUNDARIES

North	:	Sy.Nos.136, 139,140/P of Bollaram (V) & (Road & Residential Building)
South	:	Sy.No. 141/P, 134 of Bollaram (V) & (C.C. road & Open land)
East	:	Sy.Nos. 135,136/P of Bollaram(V) & (existing road)
West	:	Sy.Nos. 141/P, 145, 147 of Bollaram (V) (Road & Residential Buildings)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE SITUATED AT ROAD No. 4, BANJARA HILLS, HYDERABAD – CONFIRMATION.

[G.O.Ms.No.274, Metropolitan Area & Urban Development (Plg.I(1)) 15th December, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Development Plan (Master Plan) pf Erstwhile Municipal Corporation of Hyderabad area (HMDA Core area) issued vide G.O. Ms.No.363, MA, dt:21.08.2010, as required by sub-section (1) of the said section.

VARIATION

The site in premises bearing No.8-2- 472/4 Situated at Road No. 4, Banjara Hills, Hyderabad, to an extent of 788.87 sq.yds. / 659.59 sq.mtrs with road affected area of 78.68 sq.yds / 65.786 sq.mts and net plot area of 710.19 sq.yds / 593.804 sqmts., which is presently earmarked as Residential use in the notified Revised Development Plan (Master Plan) of Erstwhile Municipal Corporation of Hyderabad area (HMDA Core area) issued vide G.O. Ms.No.363, MA, dt:21.08.2010, is now designated as Commercial use, **subject to the following conditions:**

a) The applicant shall handover the 24 mts wide Master plan raod affected area to the local body through registered gift deed at free of cost at the time of taking building permission.
b) The applicant shall comply the conditions laid down in the GO.MS.NO: 168, dt:07.04.2012 and in the G.O.MS.No.363 dt:28-08-2010, G.O.Ms.No.766 dt:18.10.2007.
c) The applicant shall obtain prior permission from GHMC before undertaking any development on the site.
d) The applicant is in whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the CLU orders will be withdrawn without any notice.
e) If there is any court case pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
f) The Government reserves the right to cancel the CLU orders permission, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
g) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
h) The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
i) The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
j) The applicant shall follow the applicable Heritage Precinct rules while undertaking the development and the development shall be regulated and controlled to ensure that it does not spoil the grandeur of Heritage Precinct. The development of the building architectural and its facade should be in harmony with the Heritage Precinct and Heritage zones. Height of the proposed building may be restricted as per Heritage rules and as per G.0.363.
k) The Commercial uses shall be considered only as category "C". The applicant shall pay Impact fee of 3 times the rate given in G.O.Ms.No.766 & G.O.No.363.
l) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing Building
South : Existing 60'-0" wide road (Proposed 80'-0").
East : Pr.No.8-2-472/3
West : Existing 30'-0" wide road

VARIATION T O THE DT&CP – KHAMMAM MUNICIPAL CORPORATION FOR CHANGE OF LAND USE FROM RESIDENTIAL LAND USE TO COMMERCIAL LAND USE SITUATED AT PAKABANDA VILLAGE, KHAMMAM URBAN MANDAL, KHAMMAM DISTRICT– CONFIRMATION.

[G.O.Ms.No.276, Metropolitan Area & Urban Development (Plg.I(1)), 16th December, 2025.]

In exercise of the powers conferred by under sub-section (2) of section-15 of Telangana Town Planning Act., 1920 (Act VII of 1920) the Government hereby makes the following variation to the Khammam General Town Planning Scheme, the Master Plan of which was sanctioned in G.O.Ms.No.535 M.A.&U.D, Dated:31.07.2008 in exercise of the powers conferred as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in Sy.No.40,40/1,40/A,40/E1 of Pakabanda village, Khammam town to an extent of 10,290.03 Sq.Yrds, the boundaries of which are as shown in the schedule here and which is earmarked for Residential land use in the General Town Planning Scheme (Master Plan) of Khammam sanctioned in G.O.Ms.No.535 MA&UD, Dated:31/7/2008, is now designated for Commercial land use by variation of Change of Land Use and in the revised part proposed land use map in G.T.P. No.01/2025/H (C.No.4267/2024/W) available in the Khammam Municipal Corporation **subject to the following conditions that:**

1. The applicant shall comply the conditions laid down in G.O.Ms.No.168 MA Dt:07.04.2012.
2. The applicant shall obtain prior permission from DTCP before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is solely responsible if any discrepancy occurs in the ownership aspects a ULC aspects a if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
5. CLU shall not be used as proof of any title of the Land.
6. The applicant has to fulfil any other conditions as may be imposed by the Competent Authority.
7. The Change of land Use does not bar any public agency including DTCP/Local Authority to acquire land for any public purpose as per law.
8. Commercial use will be considered in the site under reference to the subject to payment of 3 times impact fee.

SCHEDULE OF BOUNDARIES

NORTH : Others open land
SOUTH : Others open land
EAST : Existing road
WEST : Remaining part of the applicants land.

VARIATION TO THE DT&CP – MAHABUBNAGAR MUNICIPAL CORPORATION FOR CHANGE OF LAND USE FROM RESIDENTIAL LAND USE TO COMMERCIAL LAND USE SITUATED AT CHRISTIANPALLY REVENUE WARD, UNDER THE LIMITS OF MAHABUBNAGAR MUNICIPAL CORPORATION, MAHABUBNAGAR DISTRICT – CONFIRMATION.

[G.O.Ms.No.277. Metropolitan Area & Urban Development (Plg.I(1)). 16th December. 2025.]

In exercise of the powers conferred by under sub-section (2) of section-15 of Telangana Town Planning Act., 1920 (Act VII of 1920) the Government hereby makes the following variation to the Mahabubnagar General Town Planning Scheme, the Master Plan of which was sanctioned in G.O.Ms.No.472, MA&UD, Dated: 29.10.2010in exercise of the powers conferred as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in Sy. No.150/1/A, 150/1/AA3,150/2/A & 150/2/A5 of Christianpally Revenue Ward, under the limits of Mahabubnagar Municipal Corporation to an extent of 4230.21 Sq. Mts, the boundaries of which are as shown in the schedule here and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Mahabubnagar sanctioned in G.O.Ms.No.472 MA&UD, Dt:29.10.2010, is now designated for commercial zone land use by variation of Change of Land Use and in the revised part proposed land use map in G.T.P. No. 02/2025/H (C.No.5382/2023/H) available in the Mahabubnagar Municipal Corporation **subject to the following conditions that:**

1. The applicant shall comply the conditions laid down in G.O.Ms.No.168 MA Dt:07.04.2012.
2. The applicant shall obtain prior permission from DTCP before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is solely responsible if any discrepancy occurs in the ownership aspects a ULC aspects a if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
5. CLU shall not be used as proof of any title of the Land.
6. The applicant has to fulfil any other conditions as may be imposed by the Competent Authority.
7. The Change of land Use does not bar any public agency including DTCP/Local Authority to acquire land for any public purpose as per law.
8. Commercial use will be considered in the site under reference to the subject to payment of 3 times impact fee.

SCHEDULE OF BOUNDARIES

NORTH	:	Land of Mudvin Venkataprasad
EAST	:	Land of Mudhven Rajendra Prasad & Mudhven Sampath kumar.
SOUTH	:	Existing 100 feet wide road as per Master plan
WEST	:	Common passage.

K. RAMAKRISHNA RAO,
Chief Secretary to Government &
Secretary to Government (MA&UD).

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